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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 5th April, 2021.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/37 of 2021/TPS-242020-695-L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/206 of 2005/TPS-132004 1007-L, dated.05.07.2005 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No: 13 (Kothariya) (hereinafter referred to as "the said Draft Scheme") submitted by the Rajkot Municipal Corporation (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 13 (Kothariya) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- (a) Sanction the said Preliminary Scheme with modifications enumerated in Schedule below;
- (b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (C) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The area, boundary and location of the Final Plot No.7/2/1 admeasuring 372 sq.mtr., Final Plot No.7/2/2 admeasuring 12987 sq.mtr.; Final Plot No. 5/1 admeasuring 10468 sq.mtr. and Final Plot No.5/2 admeasuring 4353 sq.mtr. are modified for the purpose of deleting the Final Plot No.7/2/1. The Final Plot No.7/2/2 is renamed as Final Plot No.7/2. Accordingly, the area of Final Plot No.7/2, 5/1 and 5/2 shall be 13359 sq.mtr., 10840 sq.mtr. and 3981 sq.mtr. respectively as shown in the accompanying plan.
2. The triangular unnumbered land on the North-East side of Final plot no.6/2 is merged with a 12 mt wide TP Road as shown in the accompanying plan.
3. The area and boundary of the Final Plot No.19/2 admeasuring 14191 sq.mtr. is modified as the Final Plot No.19/2 admeasuring 5314 sq.mtr. and new Final plot allotted to Appropriate Authority as Final Plot No.19/D (એસ.ઈ.આઈ.ડબલ્યુ. ડબલ્યુ.એસ. હાઉસિંગ) admeasuring 7692 sq.mtr. and Final Plot No.19/E (એસ.ઈ.આઈ.ડબલ્યુ. ડબલ્યુ.એસ. હાઉસિંગ) admeasuring 1185 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
4. The area and boundary of the Final Plot No.34 admeasuring 35033 sq.mtr. is modified as the Final Plot No.34 admeasuring 15304 sq.mtr. and 45 mt TP Road as shown in the accompanying plan and the Redistribution Statement.
5. The area and boundary of the Final Plot No.22/1 admeasuring 10481 sq.mtr., Final Plot No.29 admeasuring 15341 sq.mtr. and Final Plot No.21/A (બગીચો) admeasuring 3200 sq.mtr. is modified as the Final Plot No.22/1 admeasuring 9867 sq.mtr., Final Plot No.29 admeasuring 14174 sq.mtr. and Final Plot No.21/A (બગીચો) admeasuring 4981 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
6. The area and boundary of the Final Plot No.31/1 admeasuring 10816 sq.mtr. and Final Plot No.31/A (એસ.ઈ.આઈ.ડબલ્યુ. ડબલ્યુ.એસ. હાઉસિંગ) admeasuring 1352 sq.mtr. is modified as the Final Plot No.31/1 admeasuring 8772 sq.mtr. and Final Plot No.31/A (એસ.ઈ.આઈ.ડબલ્યુ. ડબલ્યુ.એસ. હાઉસિંગ) admeasuring 3396 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**NOTIFICATION**

Sachivalaya, Gandhinagar, 5th April, 2021.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/38 of 2021/DVP-252020-3132-L: WHEREAS, the Valsad Area Development Authority (hereinafter referred to as "the said Authority") prepared and published a third Draft Revised Development Plan-2038 (hereinafter referred to as "the said Development Plan") in respect of the lands included within it's limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the

said Act") Notice regarding publication of the said Development Plan for calling objections or suggestions, if any, with respect to the said Development Plan was published in the Part II Miscellaneous and Advertisements section of the Gujarat Government Gazette dated.26.12.2019.

AND WHEREAS, the Government of Gujarat considered, it was necessary to make modifications (hereinafter referred to as "the said modifications") in the said Development Plan, which was submitted by the said Authority to the State Government for sanction under section 16 of the said Act, 1976.

AND WHEREAS, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the said modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/147 of 2020/DVP-252020-3132-L, dtd.29.09.2020, in the Gujarat Government Gazette Ext. Part. IV-B dated.30.09.2020 on Page No.358-1 to 358-3 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received;

NOW THEREFORE, in exercise of the powers conferred by clause (c) of sub-section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (a) Finalize the said modifications;
- (b) Sanction the said Development Plan subject to the modifications so finalized and as set out in the Schedule below, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

SCHEDULE

Modifications in the Draft Third Revised Development Plan of said Authority as finalized by the State Government.

1. The land bearing R.S.No. 180/P, 186/P, 238/P, 239/P, 240/P, 241/P, 242/P And C.S. No: 853/P, 885/P, 852/P, 888, 889, 890, 891, 892 of village: Abrama designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
2. The lands designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
3. The land of village: Abrama as shown in the Table below designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

R.S.No./C.S.No.	Earmarked as
280/P, 278/P, 279/P, 260/P, 261/P, 258/P, 262, 257/P, 256/P, 252, 251, 250, 249, 253/P, 254, 255/P, 295/P, 296/P, 294/P, 298/P etc.	Pocket-1
280/P, 260/P, 258/P, 257/P, 256/P, 255/P, 290/P, 291, 292, 294/P, 297, 296/P, 295/P, 298/P etc.	Pocket-2
275/P, 276/P, 283/P, 277, 282/P, 278/P, 281/P, 280/P etc.	Pocket-3
275/P, 285, 284/P, 288/P, 280/P, 290/P, land between R.S.No.285 and 287 etc.	Pocket-4

R.S.No./C.S.No.	Earmarked as
185, 194/P, 196, 198, 197, 193/P, 192, 189/P, 191/P, 201/P, 200/P, 199 and C.S. No. : 126, 127, 128/P etc.	Pocket-5
206, 205/P, 204/P, 207, 208, 209, 203/P, 210, 211, 221 and C.S.No. : 3020/P, 3021/P, 3022/P, 3023/P, 3024, 3025/P, 3026, 3027, 3028, 3029, 3030, 3031, 3032/P, 3033, 3035, 3036, 3037/P, 3039/P, 3040/P etc.	Pocket-6
42/P, 38/P, 39, 40, 41, 43, 44, 45, 46/P, 47/P, 48/P, 49/P, 37, 53/P etc.	Pocket-7
46/P, 42/P, 47/P, 48/P, 52/P, 53/P, 74/P, 75/P, 76/P, 72, 78/P, 55, 56, 57, 63 to 74, 50, 51 etc.	Pocket-8
267/P, 274/P, etc.	Pocket-9
269/P etc.	Pocket-10

4. The 30 mtr wide road passing through R.S.No. 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 97 etc. of village Mograwadi marked as A6-B6-C6 and B6-B7 shall be deleted and land thus released shall be designated for "Residential Zone" under section 12(2)(a) and the 30 mtr road passing through water body marked as C6-D6 shall be deleted and land thus released shall be designated as "Water Body". under section 12(2)(c) of the said Act, as shown in the accompanying plan.
5. The 18 mtr wide road passing through the land bearing R.S.No. 81, 82, 83, 84, 87, 88, 92, 99, 100, 101 etc. of village: Mograwadi shall be reduced to 12 mtr wide road and the land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
6. The 12 mtr wide road passing through C.S.No. 1851, 1852, 1867 of village Valsad marked as A1-B1 shall be deleted and land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
7. The 18 mtr wide road passing through the land bearing C.S.No. 1817, 1820, 1822 etc. of village: Abrama marked as A-B shall be reduced to 9.00 mtr wide road and the land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
8. The 18 mtr wide road passing through R.S.No. 290 of village Abrama marked as A5-B5 shall be deleted and land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The land bearing R.S.No. 42/p, 202/p, 203/p, 204/p, 205/p, 201/p, 190/p, 189/p reserved for "Recreational & Commercial use" (shown as Reservation No. 8) shall be deleted from the said reservation and the land bearing R.S.No. 42/p, 203/p, 204/p, 205/p, 201/p, 190/p, 189/p thus released shall be designated for "Residential Zone" under Section 12(2)(a) and R.S.No. 202/p shall be designated for Water body under Section 12(2)(c) of the said Act, as shown in the accompanying plan.
10. The land Bearing C.S.No. 1346, R.S.No. 114/1p of village Abrama reserved for "Commercial Use" (shown as Reservation No. 10) shall be deleted from the said reservation and the land thus released shall be designated for "Residential Zone" under Section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The 18 mtr wide road passing through the land bearing C.S.No. 1939, 1941, 1942, 1999, 2000, 1873, 1867, 1866, 1865, 1863, 1862, 1861, 1860, 1853, 1852, 1851, 1843, etc. of village: Abrama marked as A2-B2-C2, the 18 mtr wide road passing through the land bearing C.S.No. 1841, 1840, 1838, 1845, 2334, 2333, 2205, 2226, 2210, 2211, 2209, 2190, etc. of village: Abrama marked as C1-C2, the 18 mtr wide road passing through the land bearing C.S.No. 2455, 2458, 2452, 2450, 2446, 2414, 2412, 2325, 2328, 2338, 2329, 1826, 2337, 2335, 2330, 2331, 2332, 2333, 2334,

2335, 2337, etc. of village: Abrama marked as C4-B-C5 the 18 mtr wide road passing through the land bearing C.S.No. 1665, 1650, 1876, 1664, 1661, 1651, 1654, 1655, 1656, 1658, 1659, 1660, 1673, 3057, 1678, 3056, 1680, 1684, 1366, 1697, etc. of village: Abrama marked as B3-C3, the 18 mtr wide road passing through the land bearing C.S. No. 42, 43, 44, 54 and R.S.No. 53, 49, 52, 47, 48, 46, 42, etc. of village: Abrama marked as C6-C7, the 18 mtr wide road passing through the land bearing C.S.No. 1866, 1865, 1876, 1650, 1648, 1384, 1383, 1381, 1382, 1391, etc. of village: Abrama marked as B2-B3-B4 shall be reduced to 12.00 mtr wide road and the land thus released shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

12. The 18 mtr wide road passing through the land bearing C.S. No. 1352, etc. of village: Abram marked as B4-B7 shall be reduced to 12.00 mtr wide road and the land thus released shall be designated for "Public Purpose Zone" under section 12(2)(o) of the said Act, as shown in the accompanying plan.
13. The land bearing R.S.No. 293 of village Abrama designated for "Public Purpose Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

NOTE : The Boundary of modifications shown in the accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Deputy Secretary to Government.

**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
NOTIFICATION**

Sachivalaya, Gandhinagar, 5th April, 2021.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/39 of 2021/TPS-112020-983-L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/113 of 2009/TPS-112007 4068-L, dated.03.09.2009 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No.80 (Bhat-Sughad) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted to the Government of Gujarat, the Preliminary Town Planning Scheme No. 80 (Bhat-Sughad) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of Government of Gujarat hereby: -

- (a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE below;
- (b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The area and boundary of the Final Plot No.68/2 admeasuring 15874 sq.mtr. and Final Plot No.134 (સામાજિક માળખા) admeasuring 2338 sq.mtr. is modified as the Final Plot No.68/2 admeasuring 17858 sq.mtr. and Final Plot No.134 (સામાજિક માળખા) admeasuring 354 sq.mtr. as shown in the accompanying plan.
2. The boundary of the Final Plot No: 18, 23 and 25 are modified as shown in the accompanying plan.
3. The area and boundary of the Final Plot No.63/2 admeasuring 9701 sq.mtr., Final Plot No.70 admeasuring 4674 sq.mtr. and Final Plot No.124 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેઠાણ માટે) admeasuring 25991 sq.mtr. is modified as the Final Plot No.63/2 admeasuring 9469 sq.mtr., Final Plot No.70 admeasuring 4674 sq.mtr. and Final Plot No.124 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેઠાણ માટે) admeasuring 26223 sq.mtr. as shown in the accompanying plan.
4. The Final Plot No.112 (બગીચો) admeasuring 4248 sq.mtr. allotted to Appropriate Authority is deleted and the land of Final Plot No.112 so deleted is merged with Final Plot No.77/1. The modified area of Final Plot No.77/1 is 29028 sq.mtr. and the boundary as shown in the accompanying plan.
5. The area and boundary of the Final Plot No. 65 admeasuring 6648 sq. mtr. and Final Plot No. 95 admeasuring 11829 sq.mtr. is modified as the Final Plot No.65 admeasuring 6508 sq.mtr. and Final Plot No.95 admeasuring 11969 sq.mtr. as shown in the accompanying plan.
6. The area and boundary of the Final Plot No.66 admeasuring 5706 sq.mtr. and Final Plot No.135 (વાણિજ્યના વેચાણ માટે) admeasuring 816 sq.mtr. is modified as the Final Plot No.66 admeasuring 4911 sq.mtr. and Final Plot No. 135 (વાણિજ્યના વેચાણ માટે) admeasuring 1611 sq.mtr. as shown in the accompanying plan.
7. The area and boundary of the Final Plot No.83 admeasuring 137 sq.mtr. and Final Plot No.86 admeasuring 203 sq.mtr. is modified as the Final Plot No.83+86 admeasuring 340 sq mtr. as shown in the accompanying plan.
8. The 6.00 mtr. wide T.P. Road on west of Final plot no. 39 and 40 is deleted and the area is added in the Final plot no. 39 and 40. The modified area of Final plot no. 39 and 40 is 1397 sq.mtr. and 1402 sq.mtr. respectively and boundary shall be as shown in the accompanying plan.

Preliminary Scheme documents, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Deputy Secretary to Government.
